

# Lanes

ESTATE AGENTS

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**14 The Springs, Turnford, Broxbourne, EN10 6EW**

**£425,000**

Lanes are pleased to present to the market this three bedroom semi detached house. The property has many benefits to include ground floor W.C, utility area, two reception rooms, first floor bathroom, three double bedrooms, off street parking, small garage and more. Viewing is highly recommended. Call now to avoid disappointment.

### **Porch**

Double glazed window to side aspect, tiled floor and walls, door leading to inner hallway.

### **Inner Hallway**

Stairs leading to first floor landing, doors leading to lounge, utility area and W.C.

### **Lounge**

12'11" x 11'7" (3.94m x 3.53m)

Double glazed window to front aspect, radiator and archway leading to dining room.

### **Dining Room**

11'2" x 11'7" (3.40m x 3.53m)

Double glazed sliding door leading to rear garden, radiator and archway leading to kitchen.

### **Kitchen**

11'0" x 7'6" (3.35m x 2.29m)

Double glazed window to rear aspect, eye and base level units with roll top work surfaces, stainless steel sink with mixer tap and drainer unit, fitted electric oven, hob and fitted extractor hood, space for fridge/freezer and dishwasher, tiled floor and walls.

### **Utility Area**

8'3" x 6'3" (2.51m x 1.91m)

Eye and base level units with roll top work surfaces and space for washing machine.

### **W.C**

Frosted window to side aspect, low flush W.C, pedestal wash hand basin with pillar tap, radiator and tiled walls.

### **First Floor Landing**

Double glazed window to side aspect, loft access, doors leading to all rooms.

### **Bedroom One**

11'11" x 11'9" (to fitted wardrobe) (3.63m x 3.58m (to fitted wardrobe))

Double glazed window to rear aspect, radiator and fitted wardrobes.

### **Bedroom Two**

10'1" x 9'1" (3.07m x 2.77m)

Double glazed window to front aspect, laminate wood flooring and radiator.

### **Bedroom Three**

11'2" x 7'4" (3.40m x 2.24m)

Double glazed window to rear aspect, laminate wood flooring and radiator.

### **Bathroom**

Frosted double glazed window to front aspect, four piece suite comprising of bath with mixer tap and shower attachment, shower cubicle, pedestal wash hand basin with pillar taps, low flush W.C, airing cupboard, spotlights, radiator, tiled walls and floor.

### **Exterior - Front**

Pattern brick paved driveway, gate leading to rear garden, up and over door leading to garage.

### **Garage**

10'2" x 8'3" (3.10m x 2.51m)

Up and over door, power.

### **Exterior -Rear**

Paved area, raised lawn area with flower beds and gate leading to front garden.

### **Reference**

CH6323/AX/AX/AX/210223 - CHESHUNT ESTATE AGENTS



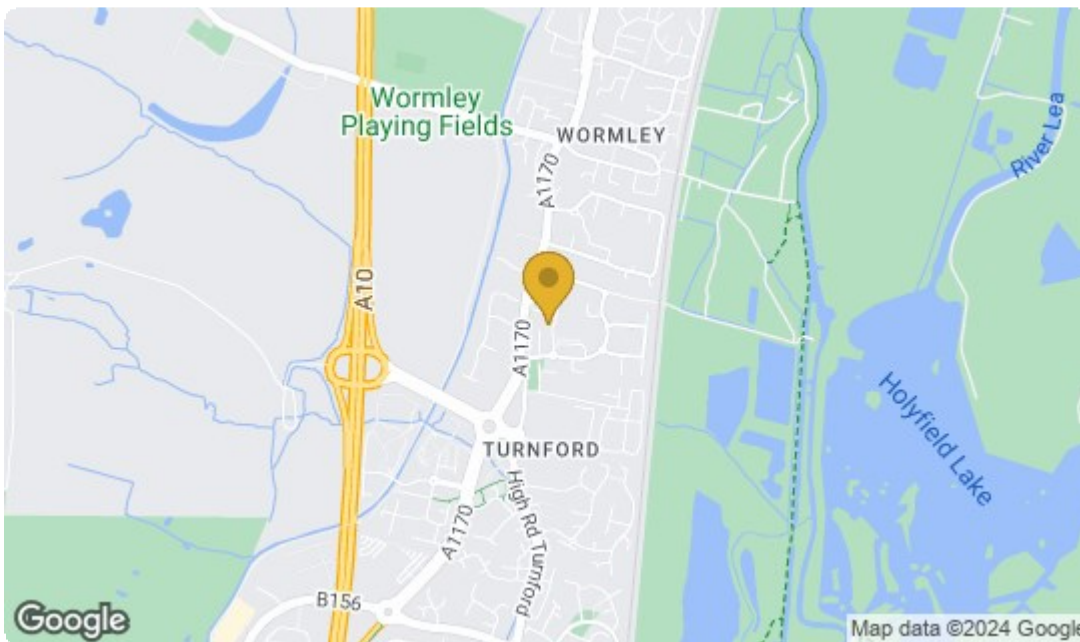
GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.

1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1027 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |                    | Current                 | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs                     | (92 plus) <b>A</b> |                         |           |
|   | (81-91) <b>B</b>   |                         | <b>88</b> |
|   | (69-80) <b>C</b>   |                         |           |
|   | (55-68) <b>D</b>   | <b>66</b>               |           |
|   | (39-54) <b>E</b>   |                         |           |
|   | (21-38) <b>F</b>   |                         |           |
|   | (1-20) <b>G</b>    |                         |           |
| Not energy efficient - higher running costs                     |                    |                         |           |
| <b>England &amp; Wales</b>                                      |                    | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                    | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |                         |           |
|   | (81-91) <b>B</b>   |                         |           |
|   | (69-80) <b>C</b>   |                         |           |
|   | (55-68) <b>D</b>   |                         |           |
|   | (39-54) <b>E</b>   |                         |           |
|   | (21-38) <b>F</b>   |                         |           |
|   | (1-20) <b>G</b>    |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |                         |           |
| <b>England &amp; Wales</b>                                      |                    | EU Directive 2002/91/EC |           |

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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